

P-225/C

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Item No. 341,2014
Screening Committee 32151

Title of Agenda : Modification in Proposed Layout Plan of Facility Centre No. 58 at Sultanpuri, Zone-'M'.

(File No. F3(28)/2001/MP)

Synopsis

The modification in the Proposed Layout Plan of Facility Centre No. 58 at Sultanpuri Zone-'M' is to sub-divide the earlier approved College site into College and Multi-purpose Park/Ground. The modification is placed for consideration by Screening Committee.

1.0 BACKGROUND:

In the meeting taken by VC, DDA with Area MLA on 08.05.2012, it was decided that the Layout Plan be modified and site measuring 1.5 ha. be earmarked for Multi-purpose Play field considering the need of the same in this heavily congested area. Subsequently during examination, it emerged that there is a need for Change of Landuse from 'Residential' to 'Public & Semi-Public Facilities' before the modification in Layout Plan is taken up. In this Facility Centre Land Disposal Wing, DDA was requested on 17.08.2012 that the allotment/disposal of all the plots i.e. College, Hospital etc. be kept in abeyance. The Change of Landuse from 'Residential' to 'Public and Semi-Public for Area measuring 11.498 ha. of Facility Centre No. 58, Sultanpuri in Planning Zone 'M' was notified in the Gazette of India vide SO. No. 2964 (E) dt. 30th Sept. 2013.

2.0 EXAMINATION:

The proposed Layout Plan for Facility Centre No. 58 at Sultanpuri Zone 'H' now part of Zone-'M' was earlier prepared by Area Planning Wing of Planning Department and approved by 213th Screening Committee held on 22.01.2001 vide item No. 57:2000.

The Area MLA requested for Multi-purpose Play field since it is heavily congested area and there is a requirement of the same. In the meeting taken by the then VC, DDA on 08.05.2012, it was decided that the Layout Plan be modified and site measuring 1.5 ha be earmarked for a Multi-purpose Play field. Subsequently during examination, it was emerged that there is a need for Change of Landuse of Facility Centre No. 58 at Sultanpuri, Planning Zone 'M' for an area measuring 11.498 ha from 'Residential' to 'Public and Semi-Public Facilities'. The process for Change of Landuse under Section 11-A was initiated and final notification for Change of Landuse has been issued in the Gazette of India vide SO No. 2964(E) dt. 30th Sept. 2013.

In addition since Land Disposal Wing, DDA has taken up some of the plots for auction on 26.03.2012, the LD Wing, DDA was requested on 17.08.2012 that the allotment/disposal of all the plots i.e. College, Hospital etc. be kept in abeyance as the scheme area requires Change of Landuse.

The current proposal is for sub-dividing the earlier approved College site measuring 3.915 ha with modified College site as 2.415 ha and Multi-purpose Park/Ground as 1.5 ha. The request of Area MLA was for Multi-purpose Play field whereas in the Master Plan for Delhi-2021 the terminology adopted for Multi-purpose Play field is Multi-purpose Park/Ground and same is considered in the proposal.

3.0 PROPOSAL:

The modification in proposed Layout Plan of Facility Centre No. 58 at Sultanpuri, Zone 'M' (earlier part of Zone-'H') with proposal of modified College Area and Multi-purpose Park/Ground as given in Area Statement, is placed for consideration and approval by Screening Committee, DDA.

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4.0 AREA STATEMENT:

The Total Area of the Scheme remains 11.498 ha with only Change in area of College. The Modified Area Statement for College with proposal of Multi-purpose Park/Ground is as under:

Earlier Approved	Modification
College -3.915 ha.	College- 2.415 ha. Multi-purpose Park /Ground- 1.5 ha.

5.0 FINANCIAL LIABILITY/SOCIAL GAIN:

With the current proposal there will be a financial loss to DDA as College site has been subdivided with reduced area with proposal of Multi-purpose Park/Ground. However, it will be social gain for the population as it is heavily built up area.

6.0 FOLLOW UP ACTION:

After the Modification in Layout Plan is approved by the Screening Committee, the same will be forwarded to concerned Departments for actions as follows:

- **ENGINEERING WING (CIVIL) ROHINI** : For demarcation.
- **LAND DISPOSAL WING, DDA** : For allotment based on demarcation by Engineering Wing and to take up the Auction which was kept in abeyance as per earlier communication dt. 17.08.2012.
- **LANDSCAPE DEPARTMENT, DDA** : For preparation of detailed scheme and development.
- **SPORTS DEPARTMENT, DDA** : For development of the Multi-purpose Park/Ground.

Vinod Sakle
(Vinod Sakle) 26/02/2014.
Director (Plg.) Rohini,
Zone-M & N

M.K. Bharti
(M.K. Bharti) 26/02/14
Dy. Dir. (Plg.)-I/ Rohini

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
 Approved in... 321/8r ... Screening
 Committee Meeting Dt. 28-02-2014
 vide Item no. 341/2014
[Signature]
 Dy. Director (Arch.) Coord